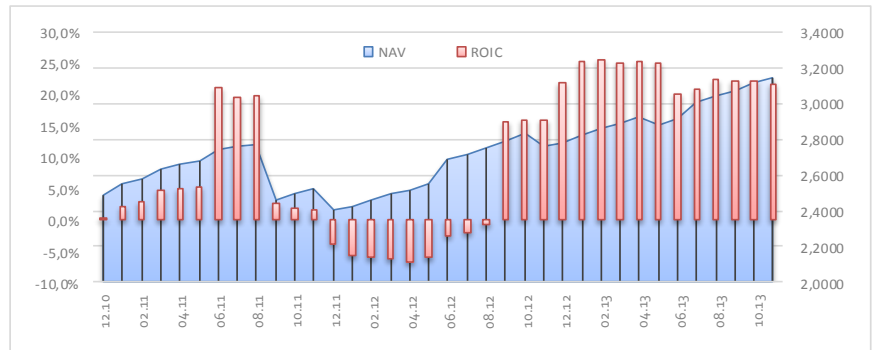




GENERAL DATA

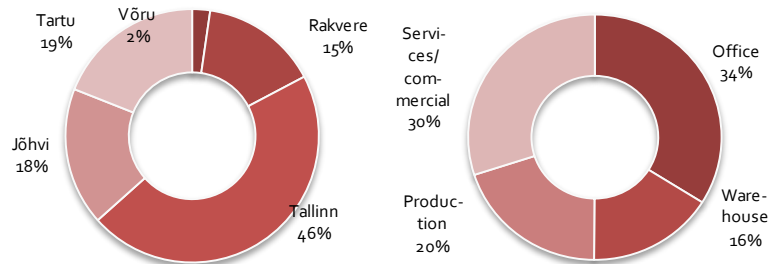
Share's ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, €	0,60
Share Net Asset value, €	3,1503
Number of ordinary shares	2 962 919*
Asset value, € thousand	24 875
Net Asset Value, € thousand	8 927



* Number of ordinary shares includes 129 083 own shares

Real Estate portfolio

As of 30.11.2013 or for a year, € thousands	
Investment properties	24 279
Lease income, last 12 months	2 045
NOI (Net Operating income), last 12 months	1 852
Average lease length, years	4,7
Vacancy from lease income	8,0%



Address	Town/County	Purchase year	Type	Total lease spaces, m ²
Linda 15	Jõhvi	2006	Warehouse/Commercial	6 314,1
Laada 27	Rakvere	2007	Office	1 413,0
Ringtee 2	Rakvere	2004	Commercial	3 964,8
Narva mnt. 3/9	Tartu	2005	Office	4 783,4
Raekoja plats 16	Tartu	2006	Office / Warehouse	2 034,0
Jüri 22	Võru	2006	Office / commercial / service	821,2
Linamäe 6 / Põikmäe 6	Saku vald	2006	Warehouse	3 226,1
Piirimäe 8	Tänassilma	2008	Warehouse / Production	5 799,1
Liimi 1B	Tallinn	2006	Office / Warehouse	2 328,6
Türi 10c	Tallinn	2007	Office	2 606,2
Tähetorni 21 C	Tallinn	2005	Production	2 580,2
Fortuna 1	Tartu	2007	Parking	152,4
TOTAL				36 023,1

Main customers	Share of rent
PRIA	17,0
Antalis	10,0
Bauhof	9,8
Unipress	6,8
Swedbank	6,9
Catwees	5,6
Aamex	5,3
Onninen	4,0
SEB Pank	3,4
Naps Solar Estonia	3,2
Other	28,0

Loan capital

As of 30.11.2013, € thousands	
Total loan debt	15 549
Weighter average debt maturity, years yearsenuko-	3,3
Weighted average interest rate	2,4%
Loan to value	65%
Interest cover (times)	4,0
DSCR (last 12 months)	1,2

